

PETITION FOR ZONING VARIANCE 85-64-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a rear yard setback of 5 feet instead of the required 30 feet

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County for the following reasons: (Indicate hereon the practical difficulty)

To allow maximum turning radius for large tractor trailers

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No. _____

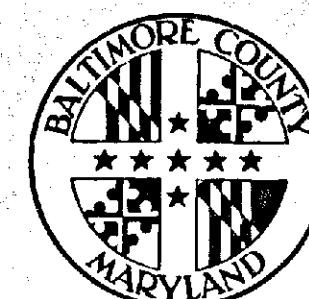
ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of August, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 101, County Office Building in Towson, Baltimore County, on the 10th day of September, 1984, at 10:45 o'clock

Carl J. J...
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____ Date: August 24, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 85-64-A
SUBJECT: Baltimore Rigging Holding Co., Inc.

Please note that the proposed paving and loading areas are not shown on the plan. Further, a landscaping plan is required in accordance with the provisions of the Baltimore County Landscape Manual.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JCH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 14, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. E. A. Haynes, President
Baltimore Rigging Holding Co., Inc.
200 Cockeysville Road
Cockeysville, Maryland 21204

RE: Item No. 329
Baltimore Rigging Holding Co., Inc.
Variance Petition 85-64-A

Dear Mr. Haynes:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Michael Flanagan - 494-3554

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

file 7/1 - app'd Dave Bellinger
2 call toll Mtd. to inform residents

85-64-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of August, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Balto Rigging Holding Co.
Petitioner's Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. E. A. Haynes, President
Baltimore Rigging Holding Co., Inc.
200 Cockeysville Road
Cockeysville, Maryland 21030

RE: Item No. 329 - Case No. 85-64-A
Baltimore Rigging Holding Co., Inc.
Variance Petition

Dear Mr. Haynes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

NY-W-B.E.
PS-67 N.W.7
TP-N.W.17-B
TX-42

July 13, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 329 (1983-1984)
Property Owner: Baltimore Rigging Holding Co., Inc.
N/S Cockeysville Road 235' S/W from c/l
Williamson Lane
Acres: 1.86 District: 8 th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Cockeysville Road, an existing public road, is proposed to be further improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drain

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water & Sanitary Sewer

Public water supply and sanitary sewerage serve this property.

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:rm



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6/15/84
Item # 329
Property Owner: BALTO. RIGGING HOLDING CO., INC.
Location: N/S COCKEYSVILLE RD. 235' S/W

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

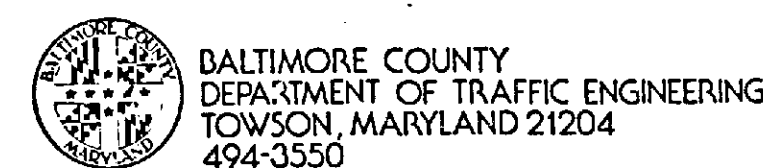
- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/15/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

B. Benson
Shirley M. Z...
...
...

Eugene A. B...
Eugene A. B...
Chief, Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the herein Petition for Variance(s) to permit _____



STEPHEN E. COLLINS
DIRECTOR

July 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 329 -ZAC- Meeting of June 5, 1984
Property Owner: Baltimore Rigging Holding Company, Inc.
Location: N/S Cockeysville Road 235' S/W from c/l Williamson Lane
Existing Zoning: N.L.-1M
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

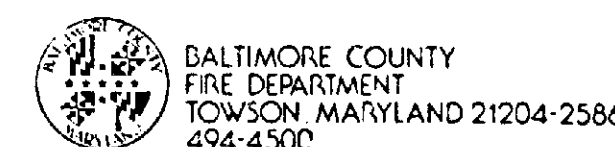
Acres: 1.86
District: 8th

Dear Mr. Jablon:

The gate across the driveway should be 60' from the edge of the curb.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm



PAUL H. RENCKE
CHIEF

June 18, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore Rigging Holding Company, Inc.

Location: N/S Cockeysville Rd. 235' S/W from c/l Williamson Lane

Item No.: 329 Zoning Agenda: Meeting of 6/5/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

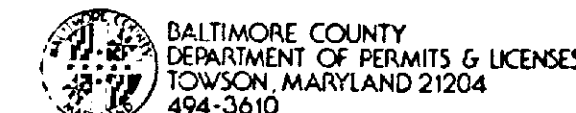
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Hagan*
Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 27, 1984

Dear Mr. Jablon:

Comments on Item #329 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore Rigging Holding Company, Inc.
Location: N/S Cockeysville Road 235' S/W from c/l Williamson Lane
Existing Zoning: N.L.-1M
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

Acres: 1.86
District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. An exterior wall erected within 5'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments Structure shall comply with the exterior wall fire ratings less than 6'-0" in Table 401. See also Section 1111. Exterior opening protectives. Comply with State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of our permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles P. Burnham
Charles P. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Cockeysville Rd., 235' : OF BALTIMORE COUNTY
SW of the Centerline of : Williamson Lane,
Williamson Lane, : 8th District
BALTIMORE RIGGING HOLDING : Case No. 85-64-A
CO., INC., Petitioner :
: :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to E. A. Haynes, President, Baltimore Rigging Holding Co., Inc., 200 Cockeysville Rd., Cockeysville, MD 21030, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

WILLETT
OVER FIFTY YEARS OF WORLD WIDE SERVICE
TO STAMPING & CAN MANUFACTURING INDUSTRIES
August 30, 1984

Baltimore County Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Reference: Case #85-64A
BALTO. RIGGING HOLDING CO., INC.

Gentlemen:

Our firm has property which adjoins that of Baltimore Rigging Company. It is our understanding that they have requested a building permit which will allow them to build at 212 Cockeysville Road, within five feet of our property line. Our future growth plans call for a building or extension near the property line to which Baltimore Rigging wants to extend within five feet. We are gravely concerned that any variance given them can affect our future building rights.

Our principle business location is 220 Cockeysville Road. We are out of space at this location and leasing other buildings in the Cockeysville area. We cannot continue to expand by simply leasing buildings at various locations. It is important to our future that we locate as much of our activity as possible at 220 Cockeysville Road. We object to any variance given Baltimore Rigging which is going to affect our future building rights on the property we control adjacent to Baltimore Rigging Company. The property is, by the way, owned by one of our company officers, Edna L. McCaughey.

Very truly yours,
John W. McCaughey
John W. McCaughey
President

JWM/jl
cc: Edna L. McCaughey, Treasurer
Robert Iwanowski, Controller

M.S. Willett, Inc.
P.O. Box 255 • Cockeysville, Maryland 21030-0255 U.S.A. Tel. 301-866-0480
TWX 710-862-9095 (WILLETT COYE)

THE BALTIMORE RIGGING COMPANY, INC.
April 19, 1984

Baltimore County Maryland
Office of the Building Engineer
Towson, Maryland 21204

Attention: Zoning

Gentlemen:

The Baltimore Rigging Company, Inc. has conducted business in Maryland for over 46 years and has been a resident of Baltimore County during the last ten of those years. As a part of a reorganization effort which is currently underway, the company is relocating its operating facilities. In conjunction with such facility relocation, we will be required to duplicate our current fuel storage capability at our new facility.

We are, therefore, requesting your permission to install three (3) ten thousand gallon capacity fuel storage tanks at our new facility in Cockeysville. Please note that our operations are totally dependent upon the availability of this fuel and that the fuel under no circumstances is ever held for resale or for our employees' personal use.

Very truly yours,
John W. McCaughey
John W. McCaughey, Sr.
Executive Vice President

JBM,SR/gnc

MECHANICAL RIGGING MILLWRIGHT
CABLE CODE: BALTRIGO
200 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 866-0507

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SUITE BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9080
May 22, 1984

DESCRIPTION FOR ZONING VARIANCE -BALTIMORE RIGGING:

Beginning for the same at a point distant 235 feet ± southwesterly measured along the north side of Cockeysville Road from the center of Williamson Lane thence binding on the said north side of Cockeysville Road South 60 degrees 33 minutes 00 seconds West 300.47 feet thence North 10 degrees 20 minutes 00 seconds West 333.63 feet thence North 76 degrees 39 minutes 00 seconds East 279.72 feet thence South 11 degrees 21 minutes 00 seconds East 240.18 feet to the place of beginning. Containing 1.86 acres of land more or less.

Malcolm E. Hudkins
Malcolm E. Hudkins
Registered Surveyor #5095

August 15, 1984

Baltimore Rigging Holding Co., Inc.
c/o E. A. Haynes, President
200 Cockeysville Road
Cockeysville, Maryland 21030

NOTICE OF HEARING
Re: Petition for Variance
N/S Cockeysville Rd., 235' SW of the
c/l of Williamson Lane
Baltimore Rigging Holding Co., Inc. - Petitioner
Case No. 85-64-A

TIME: 10:45 A.M.

DATE: Monday, September 10, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130570

DATE: 8/23/84 ACCOUNT: C-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: *M. E. Haynes*
FOR: *Flag for Variance*
Call. R. 933 5111
(Cl.) 0 052*****100501b 832H

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 7, 1984

Mr. E. A. Haynes, President
Baltimore Rigging Holding Company, Inc.
200 Cockeysville Road
Cockeysville, Maryland 21030

RE: Petition for Variance
N/S Cockeysville Road, 235' SW of the c/l of Williamson Lane
Baltimore Rigging Holding Company, Inc. - Petitioner
Case No. 85-64-A (Item #329)

Dear Mr. Haynes:

This is to advise you that \$49.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133279

DATE: 9/10/84 ACCOUNT: R-01-615-000

AMOUNT: \$49.50 (cash)
XXXXXXXXXXXX

RECEIVED FROM: *Baltimore Rigging Holding Co., Inc.*
FOR: *Advertising and posting Case #85-64-A*

0 053*****49501a 410JF

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance

LOCATION: North side Cockeysville Road, 235 ft. Southwest of the centerline of Williamson Lane

DATE & TIME: Monday, September 10, 1984 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 5 ft. instead of the required 30 ft.

Being the property of Baltimore Rigging Holding Co., Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE
N/S of Cockeysville Road,
235' SW of the centerline of
Williamson Lane - 8th Election
District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore Rigging Holding
Company, Inc.,
Petitioner

Case No. 85-64-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear yard setback of five feet instead of the required 30 feet in order to construct a warehouse, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its President, Elizabeth Haynes, and its Vice President, Bruce Haynes, appeared and was represented by Counsel. John McCaughey, President of M. S. Willett, Inc. (Willett), a business operating on adjacent property, appeared with his mother, Edna McCaughey, Treasurer of Willett, the owner of the adjacent property, and their engineer, James Spamer. They were not Pro-Testants but wished to satisfy their concerns about their own expansion in light of the Petitioner's expansion.

The property, zoned M.L.-I.M., contains approximately two acres. The Petitioner has obtained a building permit to construct an office building on the southern end of the property closest to Cockeysville Road. A 50'8" x 120' warehouse is also proposed to be constructed on the northern end of the property within five feet of the rear property line which separates its property from the Willett property. The Petitioner originally intended to construct the warehouse without the need for a variance but found that there would be insufficient room between the warehouse and the office building for large tractor trailers to maneuver, many of which are 60 feet in length and which carry heavy equipment. The proposed warehouse will be utilized to store heavy construction material and

ORDER RECEIVED FOR FILING
DATE: 8/23/84
BY: *[Signature]*
ADMINISTRATIVE ASSISTANT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th

Date of Posting: 8-17-84

Posted for: Variance

Petitioner: *Baltimore Rigging Holding Co., Inc.*

Location of property: *N/S Cockeysville Rd., 235' SW of the c/l of Williamson Lane*

Location of Sign: *N/S of Cockeysville Road, approx. 200' SW of the c/l of Williamson Lane*

Remarks:

Posted by: *[Signature]* Date of return: 8-24-84

Number of Signs: 1

85-64-A

CERTIFICATE OF PUBLICATION
TOWSON, MD., August 23, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 23, 1984.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising 18.00

PETITION FOR VARIANCE
Re: The Zoning Department,
Towson, Maryland

LOCATION: North side Cockeysville Road, 235 ft. Southwest of the centerline of Williamson Lane

DATE & TIME: Monday, September 10, 1984 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

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By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

equipment. It cannot be constructed elsewhere on the site without confronting similar problems faced here.

Mr. McCaughey was concerned that the granting of the requested variance would in some way adversely impact on the future growth of Willett, which could also require a similar variance. He was assured that any request for variance by Willett would be judged solely on its own merits and that the granting of a variance here would not impact negatively on any request by Willett. Indeed, the granting of the relief prayed for here might benefit Willett.

The Petitioner seeks relief from Section 255.1 (238.2), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant

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variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 1984, that the Petition for Variance to permit a rear yard setback of five feet instead of the required 30 feet be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.
- A detailed site plan shall be submitted to the Zoning Office reflecting and satisfying the concerns expressed by the ZPAC.
- A landscaping plan, in accordance with the Baltimore County Landscape Manual, shall be submitted for approval to the Current Planning and Development Division, Office of Planning and Zoning.
- The Petitioner may apply for its building permit and be granted same upon satisfaction of the above restrictions; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

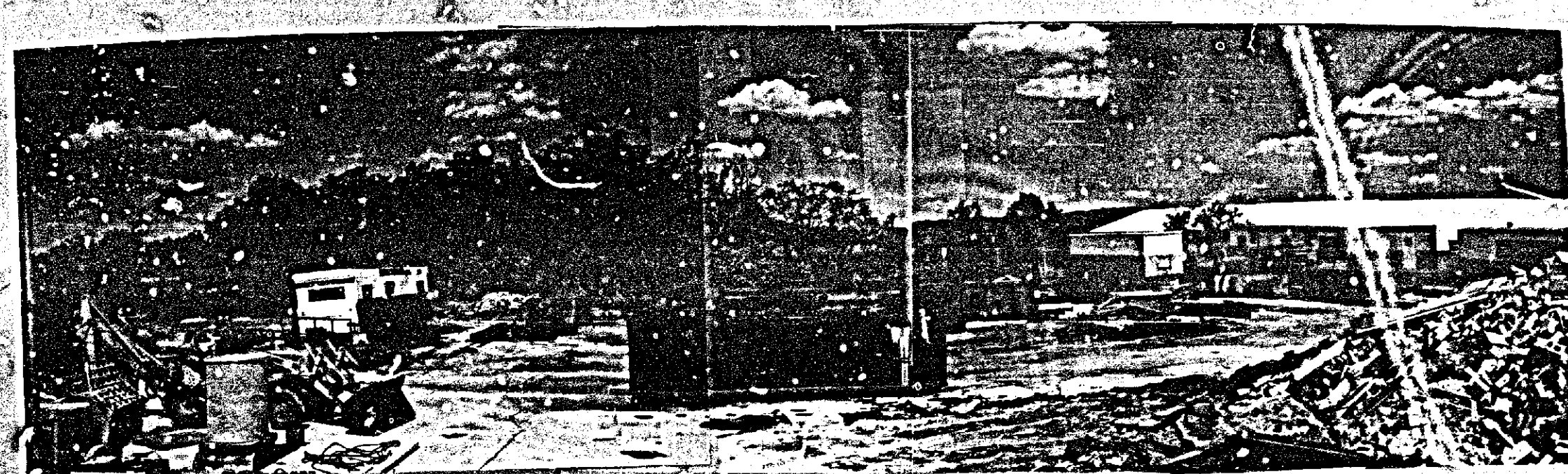
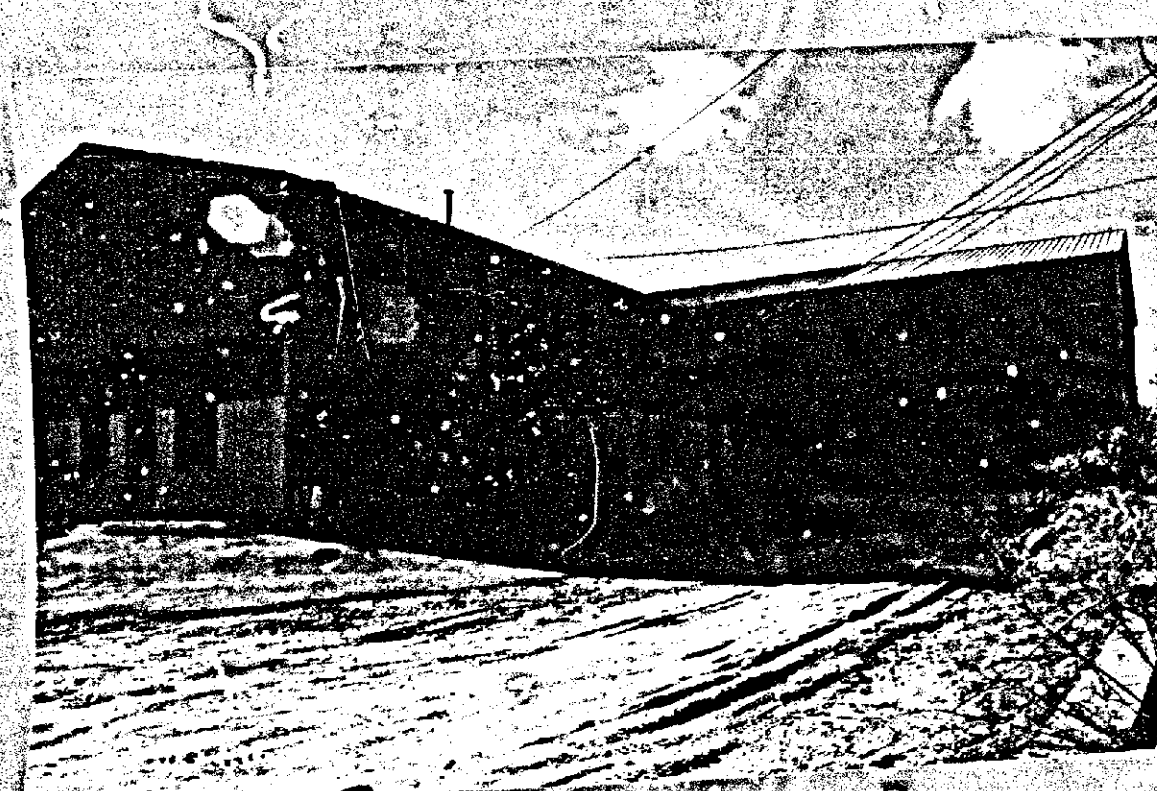
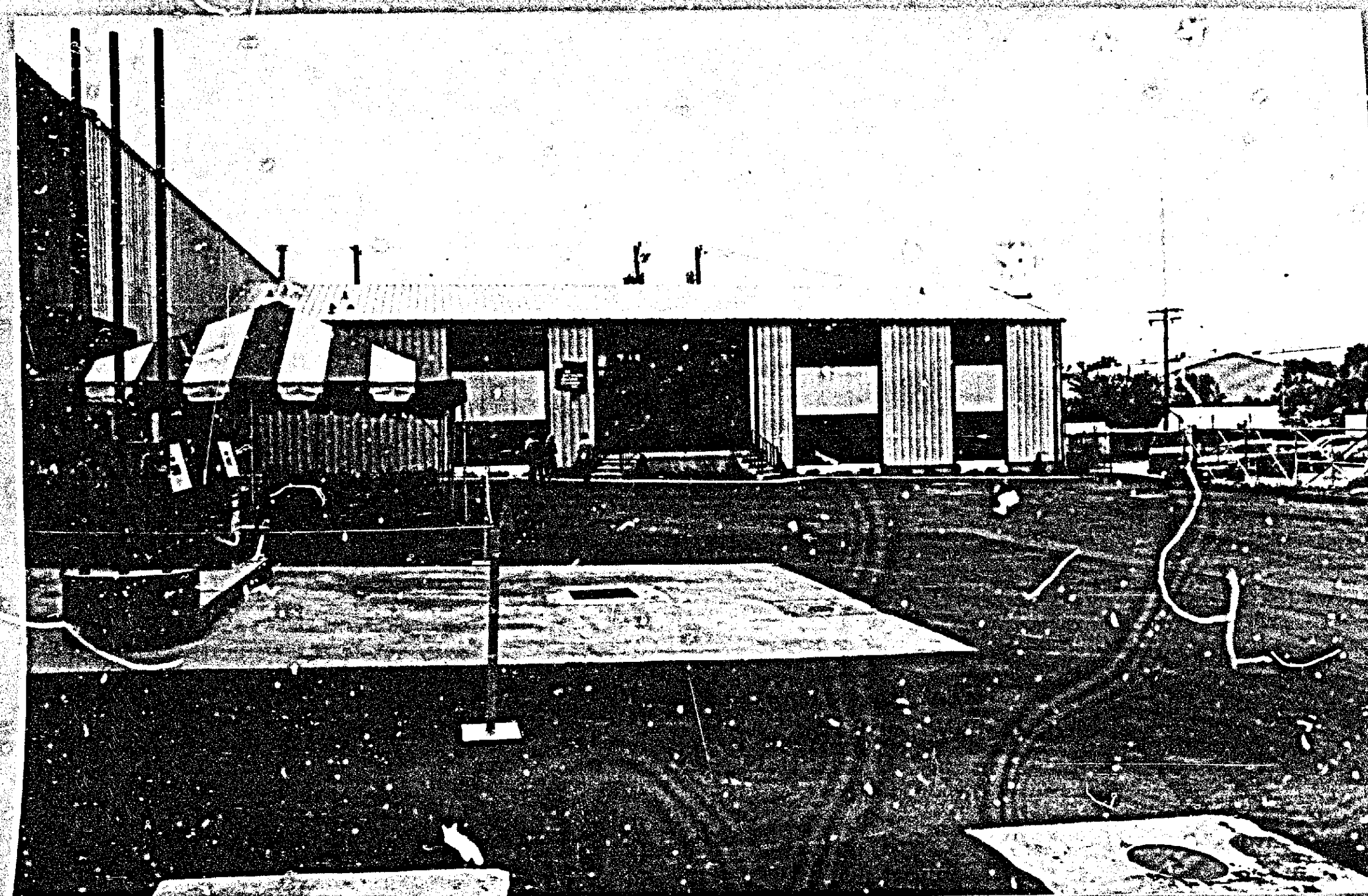
[Signature]
Zoning Commissioner of
Baltimore County

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AJ/srl

cc: Nancy E. Paige, Esquire
Mr. John McCaughey
People's Counsel

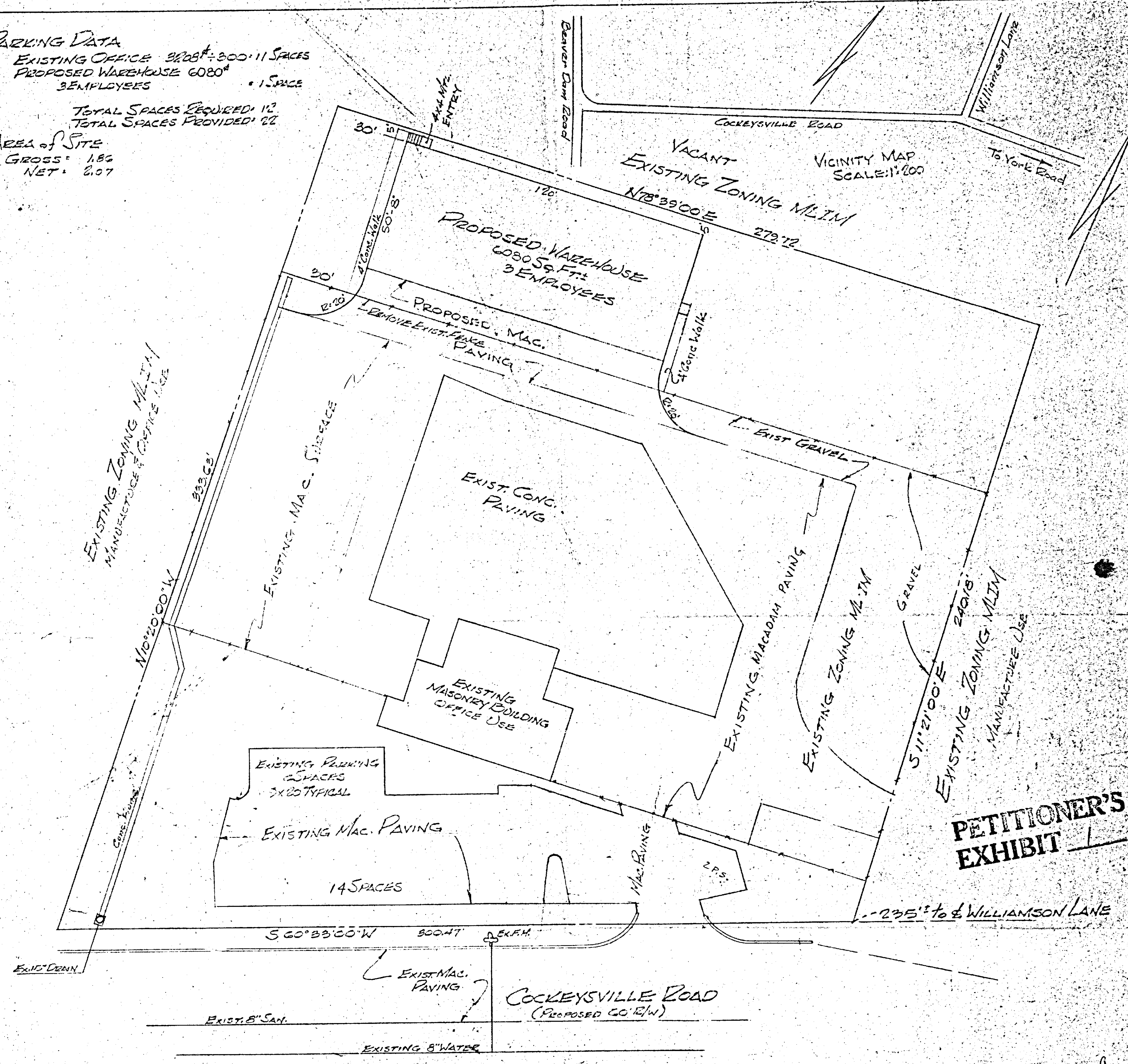
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ADMINISTRATIVE ASSISTANT



PARKING DATA
 EXISTING OFFICE 3200' x 200' 11 SPACES
 PROPOSED WAREHOUSE 6080' x 30' 1 SPACE
 3 EMPLOYEES

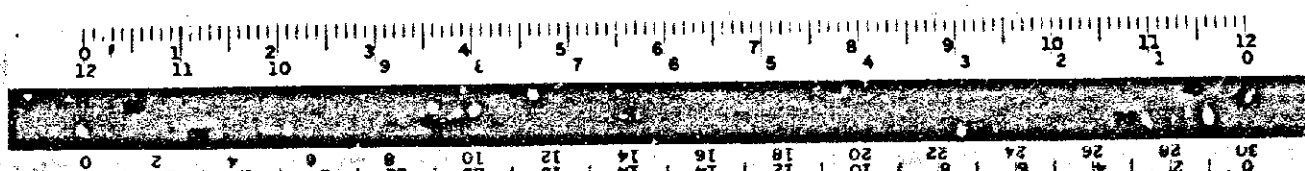
TOTAL SPACES REQUIRED 12
 TOTAL SPACES PROVIDED 12

AREA OF SITE
 GROSS: 1.86
 NET: 2.07



**PETITIONER'S
 EXHIBIT 1**

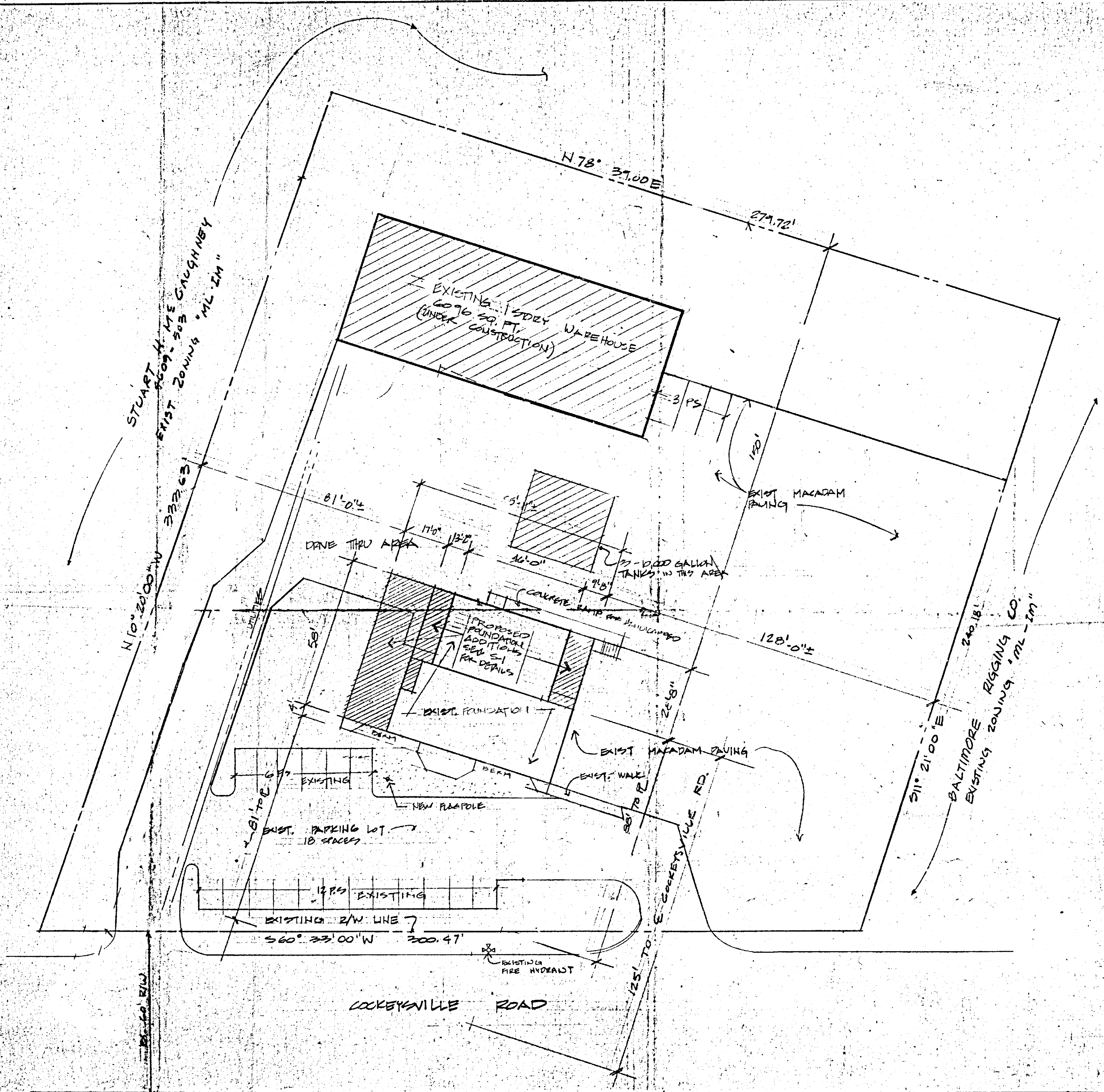
W. L. Hudson
 (Signature)



ZONING VARIANCE PLAT
 for BALTIMORE RIGGING
 32 COCKEYSVILLE RD. BALTO. CO., MD
 ELECT. DIST. 8
 SCALE: 1"=20'

5/21/84
 6/26/84

HUDKINS ASSOCIATES, INC.
 200 EAST JUPPA ROAD
 ROOM 101, SHELLE BUILDING
 JORNSON, MARYLAND 21204



SITE INFO
 ZONING: ML-IM EHK JR 5470 BMD 946
 GROSS AREA: 2.0 ACRES ±
 EXIST. NET: 1.858 ACRES ±
 PROPOSED NET: 1.858 ACRES ± SEE NOTE 2

AREAS & SQ. FOOTAGE
 AREA: NEW OFFICE: 1700 S.F.
 EXIST. WAREHOUSE: 6096 S.F.

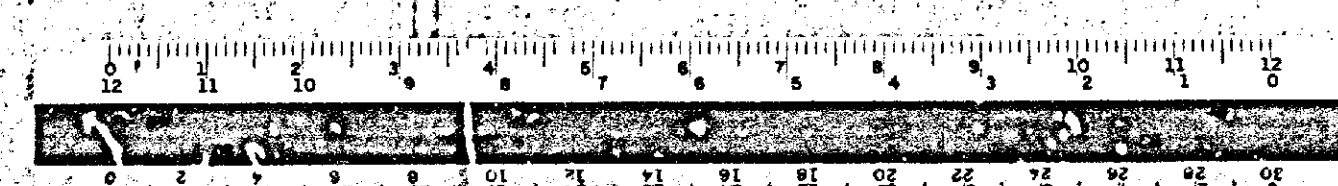
PARKING REQUIREMENTS
 1 STORY OFFICE 1700 S.F. - 17 SPACES
 VEHICLE 12 1/2' x 6' 6" 2 SPACES
 TOTAL REQUIRED 19 SPACES

TOTAL REQ'D 19 SPACES
TOTAL PROVIDED 21 SPACES

NOTES
 1. SITE HAS EXIST. PUBLIC WATER & SEWER

EXIST. ZONING "ML-IM"
 WAREHOUSE & MANUFACTURING USES

SITE PLAN
 1" = 20'-0"



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 8/15/14
 BY: [Signature]
 ZONING COMMISSIONER
 DATE: 8/14/14

PETITIONER'S
 EXHIBIT 4

RUBEN & RIGGS
 ARCHITECTS
 200 COCKEYSVILLE RD. #21030
 COCKEYSVILLE, MD 21030

OFFICE BUILDING

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	7/1/14

DATE 8/15/14
BY [Signature]
DATE 8/14/14
BY [Signature]
DATE 8/14/14

SP. 1